



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1808 SE Belmont Street Portland, Oregon 97214



Sale Price:
\$785,000



Building Size:
4,500 SF



Land Size:
11,043 SF



Price per SF:
\$175.00



Buyer Type:
Investor



Year Sold:
2010



CLIENT SUCCESS STORY

Commercial Black brokered this owner user sales transaction in 2013.

The Richard Roter Trust acquired 17700 SW Shaw Street in Beaverton, OR from Lentz Ferrell, registered agent with Ferrell Company Northwest LLC for \$2,000,000 or \$64,516 per unit on May 28th, 2013.

The Countrywood Apartments is a 31-Unit, 24,800 square foot multi-family building in the Sunset Corridor/Hillsboro submarket. As a condition of the sale it received a new roof, new insulation, the trusses were reconditioned, and the interior of the apartments were refurbished.

The recorded consideration for this transaction was \$2,125,000 but the seller provided \$125,000 for this maintenance. The buyer was involved in an 1031 Exchange and made a \$743,750 down payment on this transaction.

A representative on the buyer side reported a loan interest rate of 3.85 percent.

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Maximizing Value with
Market Knowledge

